



Architectural Standards Meeting Minutes

Wednesday May 27, 2026

Northwoods Clubhouse and Zoom

Committee Members:

Rod Whitten, Chair (in person)
Mitch Clarin, Vice Chair (in person)
Joe Veni, Member (absent)
Debra Phelps, Alternate (in person)
Graham Reid, Alternate (in person)
Nick Sonder, Alternate (absent)
David Hipkins, Alternate (absent)
Bill Staehlin, Alternate (absent)
Ted Arleo, Alternate (absent)

Liaison:

Courtney Murrell, Board Secretary (in person until 10:20 then via zoom)

Others Present:

Stella Pierre (via zoom)
Miguel Carasco (in person)
Jim Dycus (via zoom)
Jim and Michael McMahon (in person)
Lauren and Kevin Schmidt (via zoom)
Stephanie Gomez (via zoom)
Sean Scarlett (via zoom)
Justin Dille (in person)
Blair Porteous (zoom)
Paul Warner (zoom)
Suzanne Jenkins (zoom)
Leslie Giacommini (zoom)
Steve Giacommini (in person)
Howard Young (zoom)
Patrick Feeney (in person)

1. **Call to Order / Quorum Call**

The meeting was called to order at 9:01 AM with 2 committee members and 1 alternate present, constituting a quorum.

2. **Member Comments**

The Committee Chair opened member comments. There were no member comments. The Committee Chair closed member comments

3. **Approval of Prior Meeting Minutes**

Debi Phelps moved to approve the minutes from the May 13, 2026 ASC meeting. Clarin seconded. (Passed 2:0 Whitten, Phelps) Clarin Abstained

4. **Board Liaison Report:** None.

5. **SUBMITTALS, PRELIM & DISCUSSION**

- **Unit 7, Lot 128**

- **Unit 10, Lot 280**

- **Unit 4, Lot 371**

- **Unit 4, Lot 046**

- **Unit 6, Lot 139**

- **Unit 2, Lot 032**

- **Unit 11, Lot 125**

6. **Next Meeting**

The next meeting is scheduled for June 10, 2026 at 9:00 AM.

7. **Adjournment**

The meeting was adjourned at 12:07 PM.